



Water Mead, Chipstead

The **PERSONAL** Agent



# Offers In Excess Of £1,000,000 Freehold

- 3052 sq ft property
- Detached house
- Five bedrooms
- Four bathrooms
- Three reception rooms
- 11'9 x 10'6 Conservatory
- Utility room
- Double garage and parking
- Situated at the end of a cul-de-sac
- 0.6 miles to Chipstead station

A very spacious 3052 sq ft detached five bedroom property situated at the end of a cul-de-sac and 0.6 mile from Chipstead station. The property has a 20'1 x 15'3 kitchen/dining room, 19'0 x 11'9 living room, four bathrooms and a double garage.

The property consists of an entrance hall, study, 19'0 x 11'9 living room. a 20'1 x 15'3 kitchen/breakfast opening to a 11'9 x 10'6 conservatory which is currently being used as a dining room. There is also a separate utility area with side access and a guest cloakroom

On the first floor, all four bedrooms are of a generous size. Two have en-suites and the primary bedroom 16'3 x 13'9 has the benefit of a walk-in wardrobe.



The other two bedrooms have a Jack and Jill shower room.

The second floor has a further double bedroom 32'6 x 19'0 along with an en-suite bathroom, walk in wardrobe and eaves storage.

Outside, the rear garden is well maintained and has a patio area with the remainder of the garden laid to lawn. To the front is a brick block driveway with parking for 3-4 cars in front of the double garage.

The M23/M25 are easily reached, giving access to the country's motorway network and both Gatwick and Heathrow airports. This location is also within a short journey of several renowned schools such as Whitgift,

Epsom College, City of London Freemans, Caterham School and The Hawthorns. The local Chipstead Valley Primary School was rated as 'outstanding in all areas' by Ofsted.

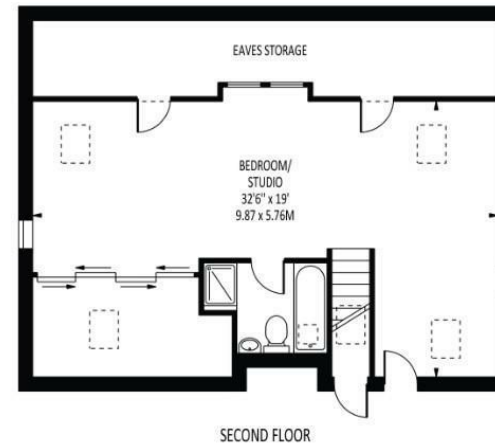
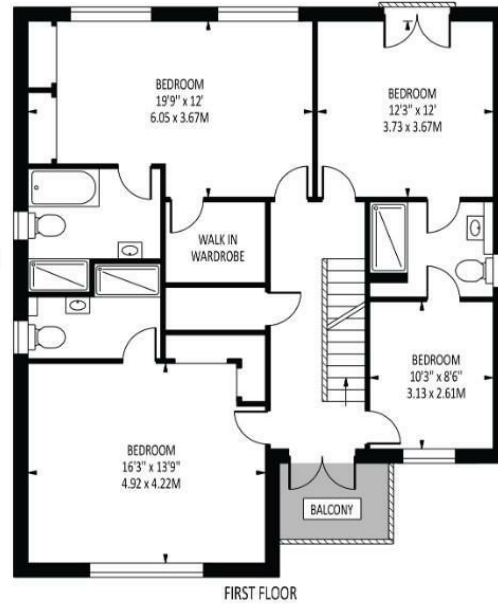
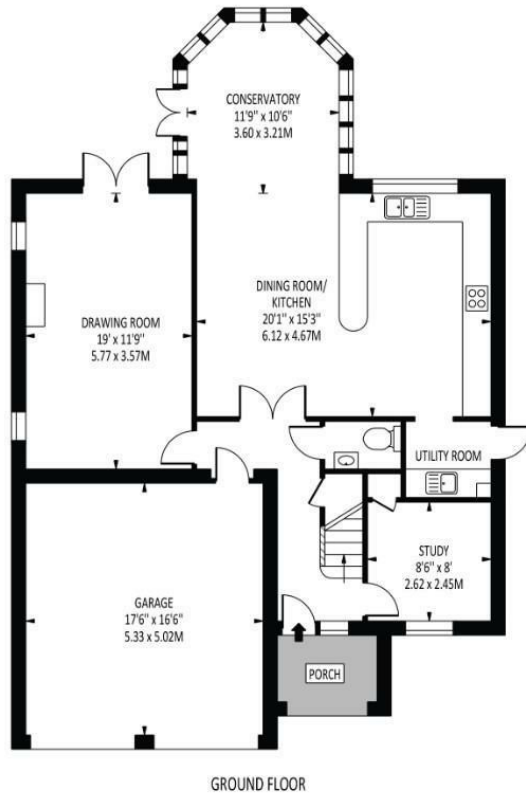
Chipstead Parade and station are within walking distance of the property. There are local shops next to Chipstead Station whilst Banstead Village, Coulsdon, Reigate and Epsom offer more extensive shopping, theatre, cinema, health clubs and other facilities whilst Chipstead Village retains its unspoilt rural charm with its pond, pub-restaurants, golf club and many sports and village clubs, all encompassed by acres of open countryside.







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**Water Mead**  
 Total Area: 3052 SQ FT • 283.56 SQ M  
 (Including Eaves Storage & Garage)  
 Eaves Storage Area : 162 SQ FT • 15.08 SQ M  
 Garage Area : 288 SQ FT • 26.76 SQ M

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
	76	81

Disclaimer: For Illustration Purposes only  
 This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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The  
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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



